111.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	594,600 /	594,600
USE VALUE:	594,600 /	594,600
ASSESSED:	594,600 /	594,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LITSAS STYLIANOS/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	10 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LITSAS STYLIANOS/LIFE ESTATE -
Owner 2:	-
Street 1:	10 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,915 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1493 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3915.000	237,200		357,400	594,600
Total Card	0.090	237,200		357,400	594,600
Total Parcel	0.090	237,200		357,400	594,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.31 | /Parcel: 398.3

Legal Description

User Acct
70871

GIS Ref

GIS Ref

Insp Date
10/25/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,200	0	3,915.	357,400	594,600	594,600	Year End Roll	12/18/2019
2019	101	FV	197,500	0	3,915.	352,300	549,800	549,800	Year End Roll	1/3/2019
2018	101	FV	210,600	0	3,915.	270,600	481,200	481,200	Year End Roll	12/20/2017
2017	101	FV	210,600	0	3,915.	255,300	465,900	465,900	Year End Roll	1/3/2017
2016	101	FV	210,600	0	3,915.	234,900	445,500	445,500	Year End	1/4/2016
2015	101	FV	198,600	0	3,915.	219,500	418,100	418,100	Year End Roll	12/11/2014
2014	101	FV	198,600	0	3,915.	202,200	400,800	400,800	Year End Roll	12/16/2013
2013	101	FV	198,600	0	3,915.	202,200	400,800	400,800		12/13/2012

!8657!

PRINT

Date	Time
12/10/20	23:12:22

LAST REV

Date	Time
12/19/19	18:55:04

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LITSAS STYLIANO	1524-79		3/29/2018	Convenience	1	No	No		
LITSAS STYLIANO	1524-78		3/29/2018	Convenience	1	No	No		
LITSAS STYLIANO	1524-77		3/29/2018	Convenience	1	No	No		
	919-179		5/1/1979		53,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Inspected	CC	Chris C
9/26/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Measured	197	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3915		Sq. Ft.	Site		0	70.	1.30	6			Road Co	-5					357,405						357,400	

Total AC/HA: 0.08988 | Total SF/SM: 3915 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 357,405 | Spl Credit | Total: 357,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	174.961
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343761
Depreciation:	106566
Depreciated Total:	237195

COMMENTS

PDAS, UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

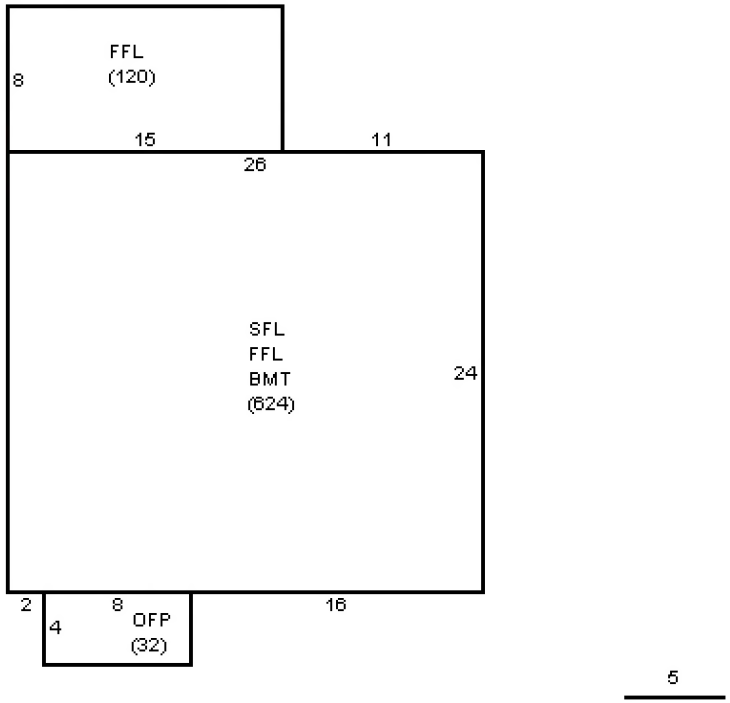
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.96
Special Features:	0	Val/Su Net:	117.19
Final Total:	237200	Val/Su SzAd	173.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	744	174.960	130,171
BMT	Basement	624	59.310	37,011
SFL	Second Floor	624	174.960	109,176
OFP	Open Porch	32	43.860	1,404

Net Sketched Area:	2,024			Total:	277,762
Size Ad	1368	Gross Are	2024	FinArea	1493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---